

**MINUTES
TOWN OF FORT MILL
UDO ADVISORY COMMITTEE MEETING
November 19, 2015
The Spratt Building, 215 Main Street
6:30 PM**

Present: James Traynor, Ben Hudgins, Jay McMullen, John Garver, Tom Petty, Hynek Lettang, Jim Thomas, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Chris Wolfe, Louis Roman

Guests: Paul LeBlanc (LSL Planning)

Chairman Traynor called the meeting to order at 6:30 pm.

ITEMS FOR INFORMATION / DISCUSSION

1. **Discussion of Articles X-XII:** Mr. LeBlanc provided a detailed review of the recommended language for the following articles:

- **Article XI – Landscaping, Buffering & Tree Preservation (Deferred from 11/18/15):** A discussion took place regarding the tree preservation section, which was deferred from the November 18th meeting. A discussion took place regarding the definition of heritage and historic trees, tree preservation standards, tree survey requirements, tree removal permit requirements, and mitigation requirements for the removal of trees. A fee-in-lieu provision was also included as a mitigation option, which would create a special fund that could be used by the town to preserve natural open space, or to plant trees on other publicly owned property.
- **Article XII – Signs (Deferred from 11/18/15):** Article XI included recommendations from the consultant for sign requirements within the new UDO. Committee members were asked to submit their comments via email in advance of the meeting. Mr. LeBlanc reviewed and discussed the comments which were received.

A discussion took place general sign provisions, exemptions from permitting requirements, prohibited signs, temporary signs, and permitted signs by district. Mr. LeBlanc and Planning Director Cronin also discussed the recent U.S Supreme Court opinion in *Reed v. Town of Gilbert (2015)*, which dealt specifically with the regulation of content for off-premises and directional signs. Planning Director Cronin stated that the easiest solution would be to ban all off-premises signs; however, this would make many types of signs, including political, religions and real estate directional signs, illegal under the new UDO.

- **Article XIII – Building Design & Materials**: Discussion of this article was deferred until the next meeting.
- **Article XIV – Development Plan Review**: Discussion of this article was deferred until the next meeting.
- **Article XV – Stormwater Management & Sediment Control**: Discussion of this article was deferred until the next meeting.

Planning Director Cronin stated that staff anticipated at least two additional meetings to review the remaining articles of the draft UDO. These included Articles XIII-XV, which were deferred this evening, and a new article dealing with subdivision requirements. Mr. LeBlanc added that additional articles covering the topics of administration and enforcement of the UDO would generally follow state-mandated criteria.

There being no further business, the meeting was adjourned at 9:01 pm.

Respectfully submitted,

Joe Cronin
Planning Director